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Redevelopment Board Minutes 10/26/2009

Minutes of Monday, October 26, 2009
Approved November 23, 2009

Second Floor Conference Room, Town Hall

Members Present:
Andrew West, Chair
Roland Chaput
Bruce Fitzsimmons
Chris Loreti
Ed Tsoi

Also Present:
Carol Kowalski, Director of Planning & Community Development, Joey Glushko, Planner

Mr. West convened the meeting at 7:00pm.

Symmes

Mr. Fitzsimmons reported on the dissolution of the agreement by Tremont Capital and Oak Grove Residential to acquire the Symmes site and project from JPI. Very little was known about Tremont's reasons for breaking the agreement.

1406 Mass Ave

Attorney Dick Keshian, Len Bierbrier, Casey Piche, Director of Development for Mr. Bierbrier, Laura Homich and Steve Allen, architects, and Tim Williams, with Allen & Major civil engineers presented 100% plans for the development at 1406 Mass Ave. Mr. Loreti moved to approve the 100% design plans subject to adding evergreens to the back of the building, ensuring that parking space dimensions meet current zoning requirements, and allowing EIFS instead of tile at the sign band, and concrete sidewalks with decorative material at the doorway. Mr. Tsoi seconded. The motion was approved 5-0-0.

Mr. Bierbrier and the Board then discussed Mr. Bierbrier's interest in other potential development opportunities, as well as obstacles to re-developing some sites, due to the shallow depth of the business zones along Mass. Ave, current restrictions on building heights, and the need to assemble lots in order to provide sufficient parking.

Millbrook Linear Park

Joey Glushko reported that the National Park Service grant application was not successful. Mr. West asked Ms Glushko to provide the narrative from the application to Board members as a good reference on the Millbrook issues, opportunities and vision. Mr. West asked Ms. Kowalski to have the Planning Department prepare a plan to pursue the vision outlined in the draft report and grant application. Mr. Fitzsimmons expressed his support for this concept, especially after recently visiting the High Line in New York City.

Ms. Kowalski confirmed that the letter to the School Committee would go out that week regarding its needs to act on the temporary surplus status of the Parmenter and Crosby school. She also confirmed arrangement for the ARB's input on the Commercial Development study draft. Mr. Loreti asked if there were any local impediments to moving forward with the Alewife Brook Greenway. Ms. Glushko would follow-up.

Mr. Fitzsimmons moved to accept the minutes of October 5, 2009 as amended. Mr. Chaput seconded and the Board approved 4-0-1 (one member abstained since he had not attended the meeting).

The meeting adjourned at 10:12pm

Respectfully submitted,
Carol Kowalski
Secretary ex Officio